

121.A

0004

0032.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,252,500 / 1,252,500

ASSESSED:

1,252,500 / 1,252,500


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
32		ADDISON ST, ARLINGTON

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102		0.000	1,252,500			1,252,500		260072
								GIS Ref
								GIS Ref
								Insp Date
								07/26/18
Source: Market Adj Cost		Total Value per SQ unit /Card: 407.05		/Parcel: 407.05		Entered Lot Size		14905!
						Total Land:		
						Land Unit Type:		

## OWNERSHIP

Unit #:

32

Owner 1: STASI JEAN LOUIS &amp; OKSANA

Owner 2: -

Owner 3: -

Street 1: 32 ADDISON ST

Street 2: -

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: PITTS YEKATERINA A -

Owner 2: -

Street 1: 72 TOWNSEND RD

Twn/City: BELMONT

St/Prov: MA Cntry

Postal: 02478

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1810, having primarily Wood Shingle Exterior and 3077 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 99 - Condo Conv		Full Bath: 1	Rating: Very Good					ADDITIONAL SHWR IN FBTH.													
Sty Ht: 3 - 3 Story		A Bath: 1	Rating:																		
(Liv) Units: 1	Total: 1	3/4 Bath: 1	Rating: Very Good																		
Foundation: 3 - BrickorStone		A 3QBth	Rating:																		
Frame: 1 - Wood		1/2 Bath: 1	Rating: Very Good																		
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:																		
Sec Wall:	%	OthrFix: 1	Rating: Very Good																		
Roof Struct: 5 - Mansard		<b>OTHER FEATURES</b>																			
Roof Cover: 2 - Slate		Kits: 1	Rating: Very Good																		
Color: RED		A Kits:	Rating:																		
View / Desir:		Fpl: 1	Rating: Good																		
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																
Grade: B - Good		<b>CONDOS INFORMATION</b>																			
Year Blt: 1810	Eff Yr Blt:	Location:																			
Alt LUC:	Alt %:	Total Units:																			
Jurisdct: G6	Fact: .	Floor:																			
Const Mod:		% Own: 50.000000000		<b>REMODELING</b>				<b>RES BREAKDOWN</b>													
Lump Sum Adj:		Name:		Exterior:	No Unit	RMS	BRS	FL													
<b>INTERIOR INFORMATION</b>				Interior:	2003				1	9	4										
Avg Ht/FL: STD																					
Prim Int Wal 2 - Plaster																					
Sec Int Wall:	%																				
Partition: T - Typical																					
Prim Floors: 3 - Hardwood																					
Sec Floors:	%																				
Bsmnt Flr: 13 - Earth		<b>DEPRECIATION</b>																			
Subfloor:		Phys Cond: VG - Very Good	4.6 %																		
Bsmnt Gar:		Functional:																			
Electric: 3 - Typical		Economic:																			
Insulation: 2 - Typical		Special:																			
Int vs Ext: S		Override:																			
Heat Fuel: 2 - Gas		Total:	4.6 %																		
Heat Type: 5 - Steam		<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>															
# Heat Sys: 1		Basic \$ / SQ: 305.00		Rate	Parcel ID	Typ	Date	Sale Price													
% Heated: 100	% AC: 100	Size Adj.: 0.99124146																			
Solar HW: NO	Central Vac: NO	Const Adj.: 0.99797010																			
% Com Wal	% Sprinkled	Adj \$ / SQ: 301.715																			
		Other Features: 110729																			
		Grade Factor: 1.33																			
		NBHD Inf: 0.94999999																			
		NBHD Mod:																			
		LUC Factor: 1.00																			
		Adj Total: 1312910																			
		Depreciation: 60394																			
		Depreciated Total: 1252516																			
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:													
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 121.A-0004-0032.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
More: N	Total Yard Items:																				
	Total Special Features:																				
	Total:																				